



Mr David Evans  
General Manager  
Maitland City Council  
P.O Box 220  
MAITLAND NSW 2320

Our ref: 15/08325

Dear Mr Evans

**SITE COMPATIBILITY CERTIFICATE FOR SENIORS HOUSING AT MOUNT VINCENT ROAD, EAST MAITLAND, BEING LOT 1012, DP 1103879**

On 25 November 2015 the Department received an application for a site compatibility certificate under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, at the above location.

The applicant has indicated that the Site Compatibility Certificate (SCC) for the proposed senior housing development will consist of serviced self-care housing within a retirement village. The proposal provides 147 dwellings (two and three bedrooms) within 128 buildings. The proposal also includes a community facility and therapy centre. Copies of the application and supporting documents have been included for your review.

As the site is identified as containing an Endangered Ecological Community, and as being bushfire prone land, I have requested a copy of the environmental reports, and the bushfire assessment by Peak Land Management Pty Ltd, noted in the applicant's assessment report. Upon receipt of these documents I will also forward these to Council for your review.

The SEPP (Housing for Seniors or People with a Disability) sets out a clear process for the consideration and determination of applications for site compatibility certificates. In accordance with Clause 25(3) of the SEPP, the application is referred to Maitland City Council. Should Council wish to make comments on the consistency of the proposal with the criteria in clause 25(5)(b), written comments need to be forwarded to the Department within 21 days.

Should you wish to discuss this matter or require any clarification of the above, please contact Susan Blake, at the Department's Newcastle office on 4904 2720.

Yours sincerely

**Katrine O'Flaherty**  
**Team Leader**

**Hunter & Central Coast Region**

2/12/15